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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, THAT DOROTHY C. PINNIGER, a single woman, hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto CRAIG ALLISON BENNETT and MARILYN ANN BENNETT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot G: Beginning at an iron pin which lies West along the section line a distance of 1398.6 feet and North 4°00' West a distance of 56.5 feet and North 64°07' West a distance of 42.2 feet and North 26°41' West a distance of 63 feet and North 19°22' West a distance of 150.8 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12 Township 38 S.R. 8 E.W.M. in Klamath County, Oregon, and running thence: Continuing North 19°22' West a distance of 117.4 feet to an iron pin; thence North 63°23' East a distance of 269 feet to an iron pin; thence South 28°30' East a distance of 48.7 feet to an iron pin; thence South 1°00' West a distance of 69.1 feet to an iron pin; thence South 7°30' West a distance of 79.7 feet to an iron pin; thence South 79°17' West a distance of 217 feet, more or less, to the point of beginning, said tract containing 0.86 acres, more or less, in Government Lot 3, Section 1 Township 38 S.R., 8 E.W.M. in Klamath County, Oregon.

Lot F: Beginning at an iron pin which lies West along the section line a distance of 1398.6 feet and North 4°00' West a distance of 56.5 feet and North 58°43' East a distance of 43.15 feet and North 18°30' East a distance of 151.4 feet and North 7°30' East a distance of 92.2 feet to an iron pin at the Southeast corner of that parcel deeded to James W. Pinniger and Dorothy C. Pinniger in Volume 207, page 149 of Deed Records of Klamath County, Oregon, said point being the true point of beginning; thence South 79°17' West, 217 feet, along the South boundary of said Pinniger property, to an iron pin at the Southwest corner thereof; thence South 82°44' East 206.1 feet to a point; thence North 7°30' East 67.0 feet to the true point of beginning, containing 0.157 acres, more or less, all lying in Government Lot 3, Section 1, Township 38 S., R. 8 E.W.M. in Klamath County, Oregon.

SUBJECT TO: 1970-1971 real property taxes which are now a lien but not yet payable. Easements, Rights of way, Building and use reservations and Restrictions of Record and Easements and Rights of way apparent on the land if any; Agreements for raising or lowering of the water level of upper Klamath Lake and agreement between the Cove Point Corporation and James W. Pinniger et ux, recorded in Vol 207 at page 151 of Klamath County Oregon Deed Records,

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,000.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns,

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1 that she is the owner in fee simple of said premises; that they are free
2 from all incumbrances except those above set forth and that she will
3 warrant and defend the same from all lawful claims whatsoever, except those
4 above set forth.

5 IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this
6 22nd day of July 1970.

7
8 Dorothy C. Pinniger (SEAL)
9 STATE OF OREGON, County of Klamath) ss. July 24, 1970
10 Personally appeared the above named Dorothy C. Pinniger and acknowledged
11 the foregoing instrument to be her voluntary act and deed.

12 Before me:

13 Donald L. Sloan
14 Notary Public for Oregon

15 My commission expires March 3-1971

16 STATE OF OREGON,)
17 County of Klamath) ss

18 I certify that the within instrument was received for record on the
19 day of _____, 1970, at _____ o'clock _____ M.,
20 and recorded in book _____ on page _____ Records of Deeds of
21 said County.

22 Witness my hand and seal of County affixed.

23 _____
24 County Clerk-Recorder

25 By _____
26 Deputy

27 STATE OF OREGON,)
28 County of Klamath) ss.

29 Filed for record at request of:
30 KIAMATH COUNTY TITLE CO

31 on this 24th day of JULY A. D., 1970.
32 at 2:28 o'clock _____ P. M. and duly
recorded in Vol. M. 70 of DEEDS
Page 6168

WM. D. MILNE, County Clerk

By W. D. Milne Deputy.
Fee \$3.00

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